YV Conference of Governments
Housing and Homeless Program
YVCOG Homeless Programs
3/9/2017 deadline

Justice Housing Yakima

Justice Housing Yakima Village

$ 25,000.00 Requested

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Application Questions

1. Please summarize your project or proposed use of funds, including specifically how it will address the immediate needs of the chronically homeless and how it fulfills a need currently not addressed (if applicable). (2 points)
The funds being requested will be used for site development plans by an architect. A land agreement is near completion at this writing, and immediate funds are needed for this preliminary phase of the project.

Justice Housing Yakima (JHY) is a 501(c)(3) nonprofit corporation, formed to serve the chronically homeless by providing permanent supportive housing tailored to their unique needs, a previously unmet need specific to this population. JHY will develop safe and secure housing for 30 chronically homeless individuals in Yakima. JHY will start to move people from wherever they are currently sheltering into the tiny home village that will be supervised, controlled and gated. A large community use building with a commercial kitchen, restrooms, showers, laundry facilities and a meeting area will be built adjacent to the tiny homes. Each tiny home will have electric power, a toilet and sink, heating and air conditioning. Facilities will be built in full compliance with the International Building Code and the Washington State Energy Code. JHY will manage the tiny home village with a full-time Program Coordinator and a full-time Case Management Coordinator. These paid employees will maintain robust partnerships with, and will collaborate closely with, appropriate service providers, who will offer (on-site) a comprehensive continuum of service designed to decrease and/or eliminate those barriers that diminish resident's ability to live as contributing citizens in this community.

2. Please describe the population you intend to serve as well as the estimated number of homeless individuals you intend to serve. (1 point)
The project will serve 30 chronically homeless individuals in the city of Yakima who may require support services, including mental health care, drug and alcohol treatment and/or other supportive services. The village model allows unique access opportunities to services and outreach efforts. This model has been successful in other cities in helping homeless individuals transition from a village setting to a more independent supportive housing situation. Some residents find that the village setting is a perfect fit for them and stay.

3. Please describe the location of your project or proposed use of the funds and why that location was chosen. (1 point)
JHY Board of Directors are currently in negotiations on a site within the Yakima city limits. JHY is unable to disclose the exact location at this time, due to a confidentiality agreement. However, we can share that the site is properly zoned for our project, is not located in the downtown corridor and is not located on North First St.

4. Please explain how your project or proposed use of the funds complies with Yakima County's 5 Year Homeless Plan. (1 point)
-Provides outreach to chronically homeless individuals to prepare them for the transition to living in the village.
-Addressing the needs of the chronically homeless to secure housing that they will be eager to use. This will be accomplished by gathering feedback from currently/ previously chronically homeless individuals during key development phases of planning and development. (Example: Quixote Village, in Olympia, consulted with potential residents prior to construction. Those individuals requested that each tiny house have a porch...to promote the sense of community...even though they would have to sacrifice some space inside the house.)
-Lowering the numbers of chronically homeless who are without housing options.
-Utilizing available services at one location to assist homeless individuals to become more functional and strengthen the existing network of services through robust inter-agency collaboration.

5. Please list the date(s) upon which your project or proposed use of the funds will begin to serve the homeless population. (2 points)
If there are steps that need to be addressed before service can begin, please describe those steps and the estimated timeline.
Since land negotiations are currently underway, but no official sale has been made at this writing, we are basing our assumptions below on land acquisition in the 2nd quarter of 2017.

2nd quarter/2017 - Initial architectural plans. (Need funds immediately.)

3rd quarter/2017 - Land preparation; land use process

1st quarter/2018 - Begin construction

3rd quarter/2018 - Hire staff

4th quarter - 2018 - We are optimistic that we can be operational on or near this time.

6. What are the short term and long term goals of your program and describe how you will gauge success. (1 point)
Our short term goal is to provide 30 tiny houses, in a village setting, for chronically homeless individuals in Yakima. Our longer term goals are to:
- Provide a facility with superior access to essential supportive services; includes a Program Manager and Case Manager Coordinator. (JHY will not provide direct services, but will be involved in coordination efforts.)
- Build a community atmosphere in the village that will enable individuals to adjust to having a home, then transition to a less structured supportive housing situation.
- Enhance the effectiveness of the village by involving Yakima community members (and businesses) in the building and maintenance of the village, thus affecting public opinion in a positive and collaborative way.

Success will be gauged by documenting key transition factors, including but not limited to:
- Increase in resident's health and well-being.
- Increased participation in, and acceptance of, supportive services.
- Positive adjustment to living in a village community; increased social skills.
- Taking personal responsibility for cleaning and up-keep of tiny house, yard and community center.
- Longevity of stay at the village.
- Demonstration of positive steps toward re-entry into society.
- Graduating to a less structured living environment.
- Car Ownership.
- Employment.

7. Describe your operational approach, including any best practices you intend to utilize. (1 point)
The JHY operational approach is based upon successful "tiny house" villages in other cities. This model provides unique outreach opportunities to the chronically homeless which, in turn, helps residents become more invested in their recovery from physical illness, mental illness, addiction, etc. A centralized location makes visits from direct service providers more efficient and promotes consistency. In addition, the village atmosphere promotes the advancement of social skills and prepares chronically homeless individuals for re-entry into society and a less structured living environment.

Our "model mentor" is Quixote Village in Thurston county. They have housed 30 previously-homeless individuals for over 3 years. Their successful model is the basis for our basic village plan.

8. Will you collaborate with other service providers? If so, please list those providers and describe your partnership. If agreements have been made, please so state. (1 point)
Verbal agreements exist between Justice Housing Yakima and Yakima Neighborhood Health Services and Triumph Treatment Center. Justice Housing Yakima will not provide direct services, but rather will coordinate on-site services between our residents and existing service providers.

The JHY program specifically relies on the cooperative networking of all service providers in Yakima County to work with clients to help them become stabilized and prepared for housing. Many of potential residents are already being served by local social service agencies in some capacity, and it is our expectation that such service will continue after the resident has moved in to a tiny house.

9. What other funding (monetary, in-kind, volunteer hours, etc.) are you contributing to the project or proposed use? (1 point)
PROPOSED USE FUNDING:
The $25,000 we are requesting from YVCOG is designated for a specific use only: to purchase site development plans from an architect. No other funds are available at this time for this crucial and time sensitive need.

PROJECT FUNDING:
A public fundraising campaign is underway. Contracts for organizational growth include Sterling Concepts, Addy Logsdon, and board leadership for fundraising is under the supervision of longtime Yakima non-profit administrators, Ester Huey and John Colgan.

A grant request has been submitted by Washington State Representative Gina McCabe on our behalf. The grant request is for $3.1 million.

A variety of volunteer hours and in-kind donations are expected. Local community support has been enthusiastic about this project. Numerous organizations, business owners, land developers and individuals have verbally offered their assistance. We anticipate that volunteer support for this project will be abundant and will meet many of the following needs of the tiny home village: construction, on-site volunteer staff to support paid staff such as receptionist, clerical support, exterior and interior facility and yard maintenance and perhaps security.

Similarly, community members have made offers to donate materials and other in-kind goods. JHY Board members have been contributing significant in-kind donations for over a year: architectural planning and consulting, strategic planning, development consulting and financial services. In addition, board members have been providing printing and other administrative goods and services since the inception of the organization.

Budget

Funding Sources/Revenues	Total Project Cost	TOTAL
Amount Requested	$ 25,000.00	$ 25,000.00

Federal	$ 0.00		$ 0.00
State	$ 3,000,000.00		$ 3,000,000.00
County			$ 0.00
Local/City			$ 0.00
In-kind	$ 117,000.00		$ 117,000.00
Private cash donations	$ 863,076.00		$ 863,076.00
Other:			$ 0.00
Other:			$ 0.00
Other:			$ 0.00
Total	**$ 4,005,076.00**		**$ 4,005,076.00**

Funding Uses/Expenses	Grant Funds Requested	Other Leveraged funds
Site development plans and land acquisition	$ 25,000.00	$ 725,000.00
Construction	$ 0.00	$ 3,138,076.00
Total	**$ 25,000.00**	**$ 3,863,076.00**

Total Project Cost	**$ 3,888,076.00**
Percent of Leveraged Fubds	**$ 0.96**

Budget Narrative
Grant will be used to begin initial design work for the tiny home site. JHY has been working with a private architect who is donating a large portion of her professional fees to complete design work for property development and building design. The Grant funds will pay a portion of the architectural fees while JHY waits on the results of a capital request to the legislature and the completion of a local capital campaign. This will limit delays and assist JHY in developing the tiny house village as quickly as possible.

Documents

Documents Requested *	Required?	**Attached Documents** *
Letters of Support/Commitment letters for leveraged funds (optional)		Support Letter Support Letter Support Letter Support Letter
Project Map/Program Service Area		
For Non-Profits: IRS Form 990	✔	Explanation - No 990
For Non-Profits: Board Documentation (List of Board Members, Charter, ByLaws)		Board Documentation By-Laws
For Non-Profits: 501(c)3 Tax Exempt Letter	✔	Tax Exempt Letter
General Liability Insurance Certificate		
Agency's Audit Report for the most recent Fiscal Year or Financial Statements	✔	Explanation - No Financial Report Cash Flow Statement
Photos, Misc. (Optional)		

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